



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: # 13310-00000-~~0000~~ 00597
Date Received: 20 Aug. 2013
Commission/Civic: GREATER HILLTOP
Existing Zoning: _____ Application Accepted by: JP Fee: \$315
Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

3321.05 Vision Clearance - to allow a fence **BUILDING & ZONING SERVICES**

PAID
AUG 20 2013

LOCATION

1. Certified Address Number and Street Name 2771 Vanderberg Ave
City Columbus State Ohio Zip 43204
Parcel Number (only one required) 010-098082-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name Lonnie Tanner
Address 2771 Vanderberg Ave City/State Columbus OH Zip 43204
Phone # 507-6597 Fax # _____ Email ltanner35@yahoo.com
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE _____
PROPERTY OWNER SIGNATURE _____
ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
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Please make all checks payable to the Columbus City Treasurer



13310-00000-00597
2771 VANDERBERG AVE.

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Sep 26 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2771 VANDERBERG AVE COLUMBUS, OH

Mailing Address: 1 HOME CAMPUS

DES MOINES, IA 50328

Owner: TANNER LONNIE L TANNER LAL

Parcel Number: 010098082

ZONING INFORMATION

Zoning: ORIG, Residential, R3

effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Greater Hilltop Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

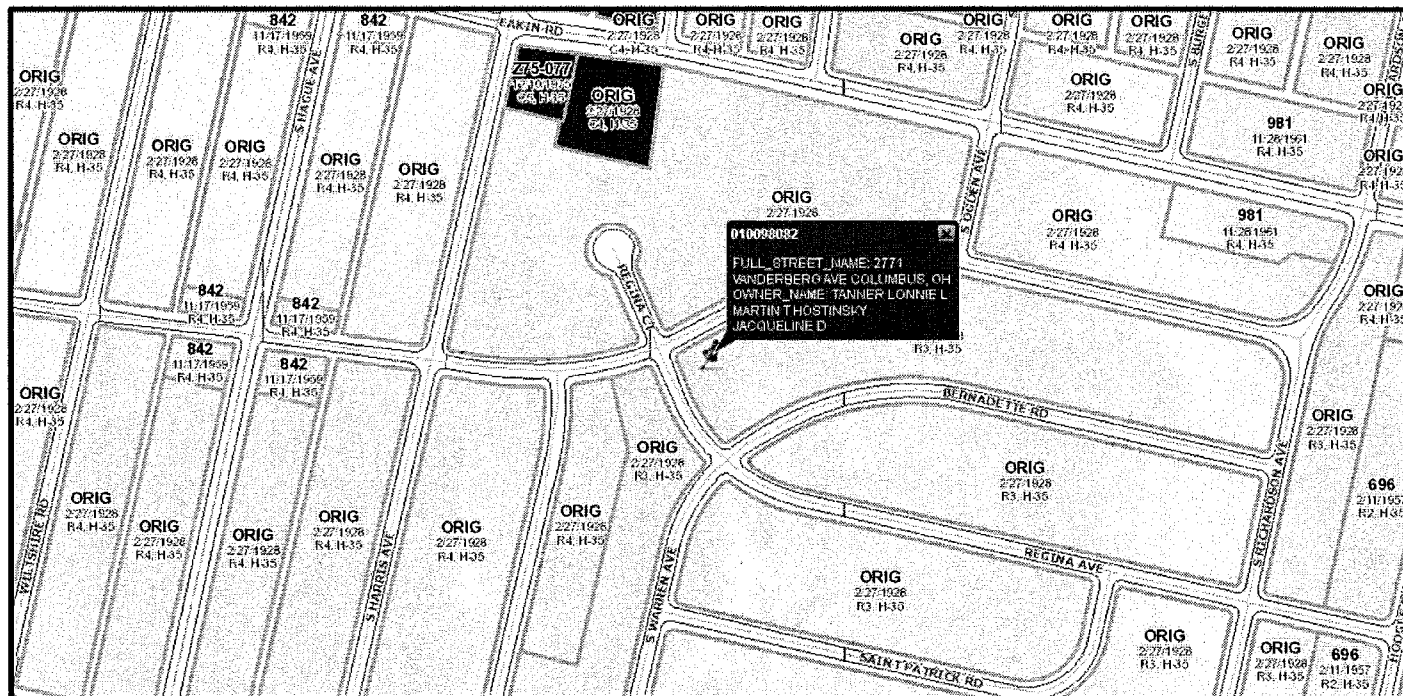
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

13310-00000-00597
2771 VANDERBERG AVE.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Lonnie Tanner
of (1) MAILING ADDRESS 2771 VANDERBERG AVE COLS OH 43204
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the
name(s) and mailing address(es) of all the owners of record of the property located at
(2) per ADDRESS CARD FOR PROPERTY
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Lonnie Tanner
2771 VANDERBERG AVE.
COLS OH 43204

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Lonnie Tanner
(614) 507-6602

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) GREATER HILLTOP AREA COMMISSION
GREG LARGE (614) 653-7653
PO BOX 28052 43228 COLS.OH

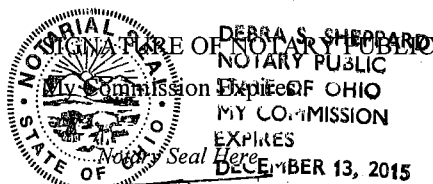
and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME	(6A) ADDRESS OF PROPERTY	(6B) PROPERTY OWNER(S) MAILING ADDRESS
<u>DAVIDE. JODYL STEELE</u>	<u>2776-78 VANDERBERG AVE.</u>	<u>PO BOX 111 MT. STERLING OH 43143</u>
<u>JOHN M. ASHLEY</u>	<u>2761 VANDERBERG AVE.</u>	<u>COLS. OH 43204 SAME</u>
<u>AUSTIN M. DYE</u>	<u>2776 REGINA AVE.</u>	<u>COLS OH 43204 SAME</u>
<u>MICHAEL E. GRAHAM</u>	<u>2783 VANDERBERG AVE</u>	<u>2 HOME CAMPUS DES MOINES. IA 50328</u>
<u>FOREST R. SUSAN HUPP</u>	<u>2792-94 VANDERBERG AVE</u>	<u>PO BOX 43 HILLIARD OH 43026</u>

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 13th day of Aug, in the year 2013



(8) [Signature]
(8) Debra S. Sheppard
Dec 13, 2015

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STATEMENT OF HARDSHIP

13310-00000-00597
2771 VANDERBERG AVE.

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

- 1) (Fence) The property is only in violation of one other property. We have attached a signed letter from the Owner stating they have no issues with the fence.
- 2) We have no backyard so this serves as a private area for us and our dogs.
- 3) The fence has added value to our home. (Personal Safety)
- 4) THERE IS NO REASON THIS VARIANCE WOULD CAUSE ANY CURRENT OR FUTURE PROBLEMS WITH ADJACENT PROPERTY WE ARE CLOSE TO AS WE HAVE CHECKED WITH HOMEOWNER PRIOR TO IMPROVEMENT.

Signature of Applicant _____

Date 8/13/13

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City of Columbus
Mayor Michael B. Coleman

Department of Development

Steven R. Schoeny, Director

Date of Service/Posting

6/18/13

Order Number: 13470-02978

Parcel Number:

LONNIE L. & LAURIE A. TANNER
2771 VANDERBERG AVE.
COLUMBUS OH 43204-2705

13310-00000-00597
2771 VANDERBERG AVE.

ZONING CODE VIOLATION ORDER

An inspection has been made at 2771 VANDERBERG on June 5, 2013.

As provided by the Columbus City Code you are hereby given notice to correct the alleged violations listed below within 15 calendar days of the service of this notice unless otherwise noted in this notice, or an approval for a written request for extension is granted by this office.

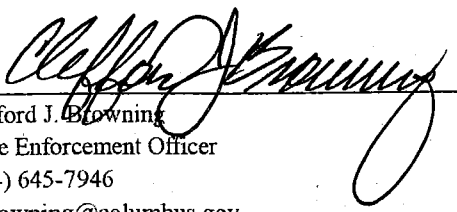
Note: Failure to comply with this notice is a Misdemeanor of the Third Degree and may be punishable by a \$500 fine and sixty (60) days imprisonment.

If the facts represented here are incorrect, or if you believe the law is not being interpreted properly, you have the basis for an appeal. If you believe an appeal is in order, call the undersigned Property Maintenance Inspector. Pursuant to the Columbus City Code Section 3307.07: The Board of Zoning Adjustment shall not entertain any appeal applied for more than twenty (20) days after the date of this order. Also pursuant to Columbus City Code Section 3307.11: Said appeal shall be submitted on a form provided for that purpose and filed in the office of the Department of Building and Zoning Services.

For further information on this notice contact the undersigned Code Enforcement Officer.

SEE LIST OF VIOLATIONS ON THE ATTACHED PAGE(S)

by


Clifford J. Browning
Code Enforcement Officer
(614) 645-7946
cjbrowning@columbus.gov
ZC-7
REV 09/09
06172013

ITEM#	CODE SECTION	COMMENTS
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Zoning Violations

1

3305.01 Certificate of zoning clearance

This property requires a certificate of Zoning Clearance due to the following change:

OBSERVED GRADE CHANGE ON WEST SIDE OF PROPERTY; LARGE PILE OF DIRT BETWEEN FENCE AND STREET CURB.

3305.01 Certificate of zoning clearance.

A certificate of zoning clearance is required and shall be obtained from the Director prior to the construction or alteration of any building or structure; the establishment, change, or modification in the use of any building, structure or land; or the grading, excavating or filling of land.

2

3321.05 Vision Clearance

The following condition is in violation of the vision clearance standards for residential properties:

NEW PRIVACY FENCE INSTALLED CAUSING A VISION CLEARANCE PROBLEM FOR ADJACENT PROPERTY. (SEE ATTACHMENT)

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2771 VANDERBERG AVE.

3321.05 - Vision clearance.

A. Minimum acceptable vision clearance standards for motorist and pedestrian safety at vehicular access points along streets are hereby established by restricting the placement, opacity, height and configuration of any fence, wall, planting or other obstruction in a required yard. Any person establishing a parking space that uses a driveway leading to a public street shall maintain vision clearance at the intersection of such driveway and street right-of-way line.

2. Clear vision for other driveways. An owner shall maintain vision clearance on each residential lot abutting a street and having access thereto or abutting such access. No portion of a fence or wall exceeding two and one-half feet in height above the finished lot grade shall exceed 25 percent opacity when located in a required yard having vehicular access to a street or abutting such access. Mature plantings with foliage between two and one-half and six feet above the finished lot grade shall extend no closer than 12 feet to the street right-of-way line. The percentage of opacity shall be determined by measurement of any typical square foot of the vertical surface of the fence or wall from a point perpendicular thereto. See Figures 2 and 3. A motor vehicle parked in a driveway shall extend no closer than ten feet to the street right-of-way line.

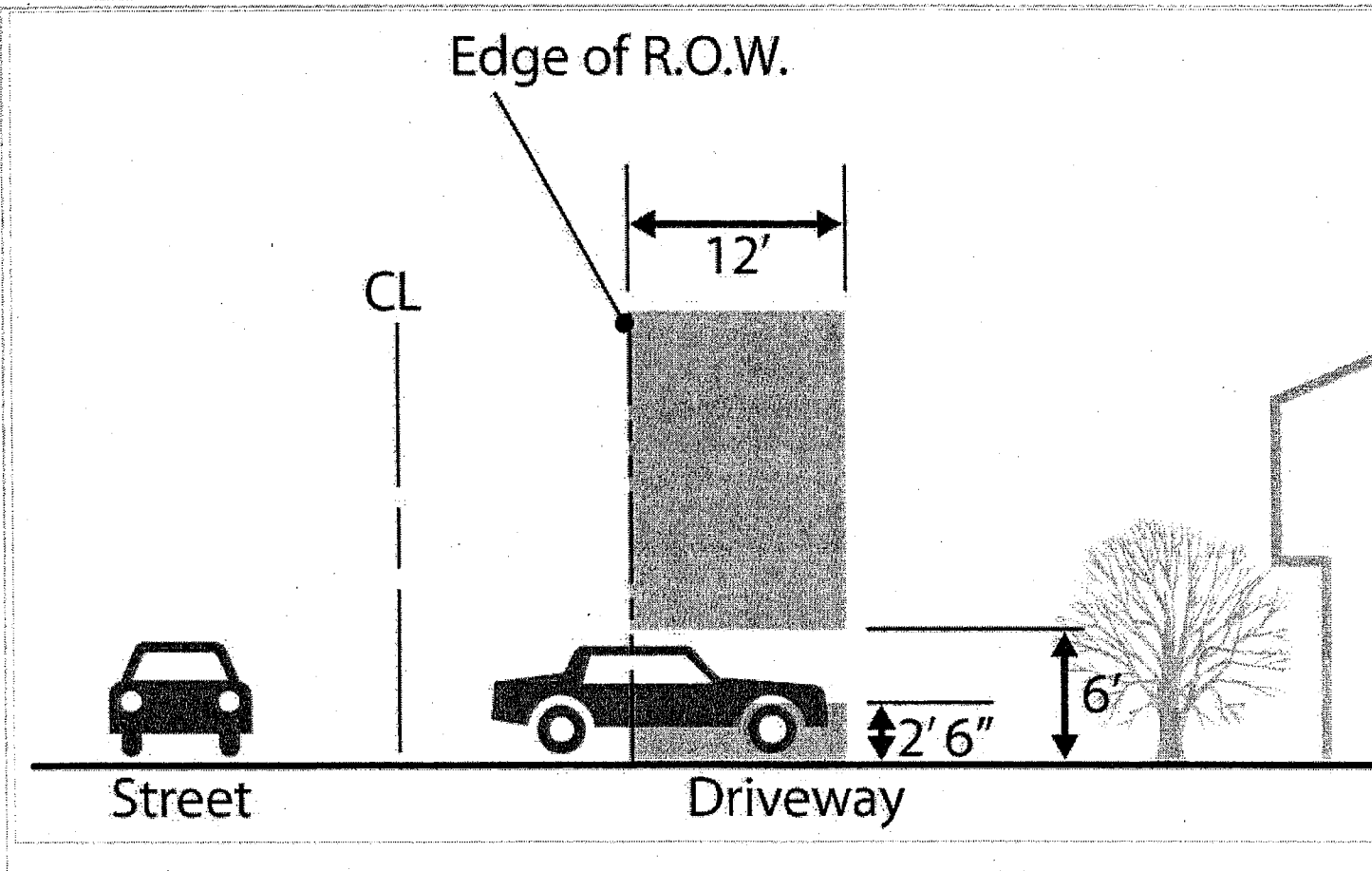


Figure 2.



13310-00000-00597
2771 VANDERBERG AVE.

CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Project: 13310-00000-00597

Location: 2771 VANDERBERG AVE.

Project: 13310-00000-00597

Location: 2771 VANDERBERG AVE.

Project: 13310-00000-00597

Location: 2771 VANDERBERG AVE.

Project: 13310-00000-00597
Work: REMODEL

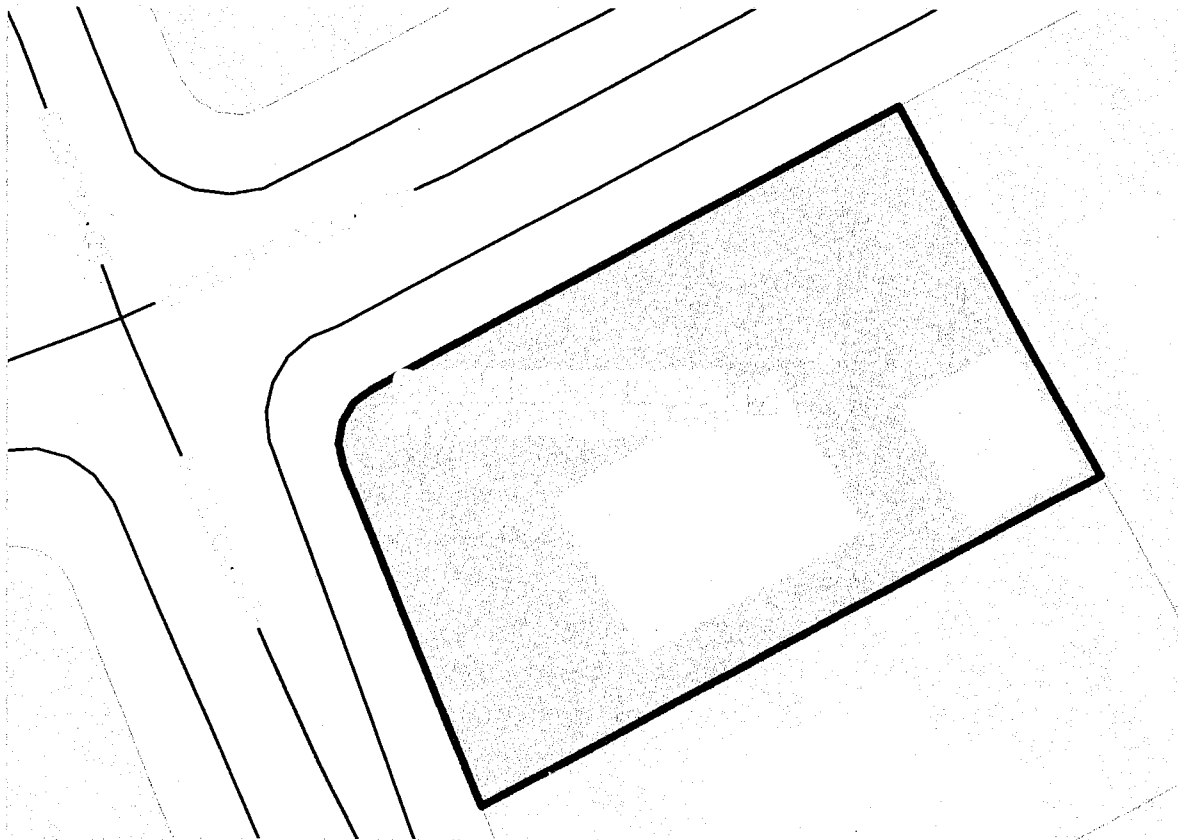
Location: 2771 VANDERBERG AVE.

Owner: LONNIE L AND LAURIE A TANNER

Requested By: LONNIE L AND LAURIE A TANNER

Printed By: James P Reagan

Date: 8/13/2013



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

GIS FILE NUMBER: 164147

VANDERBERG AVE.

DRIVEWAY

70

GARAGE

DRIVEWAY

HOME
LONNIE TANNER

← PROPERTY LINE →

FENCE
32' ←

80'

FENCE

36' FENCE

12' →

50'

SHED

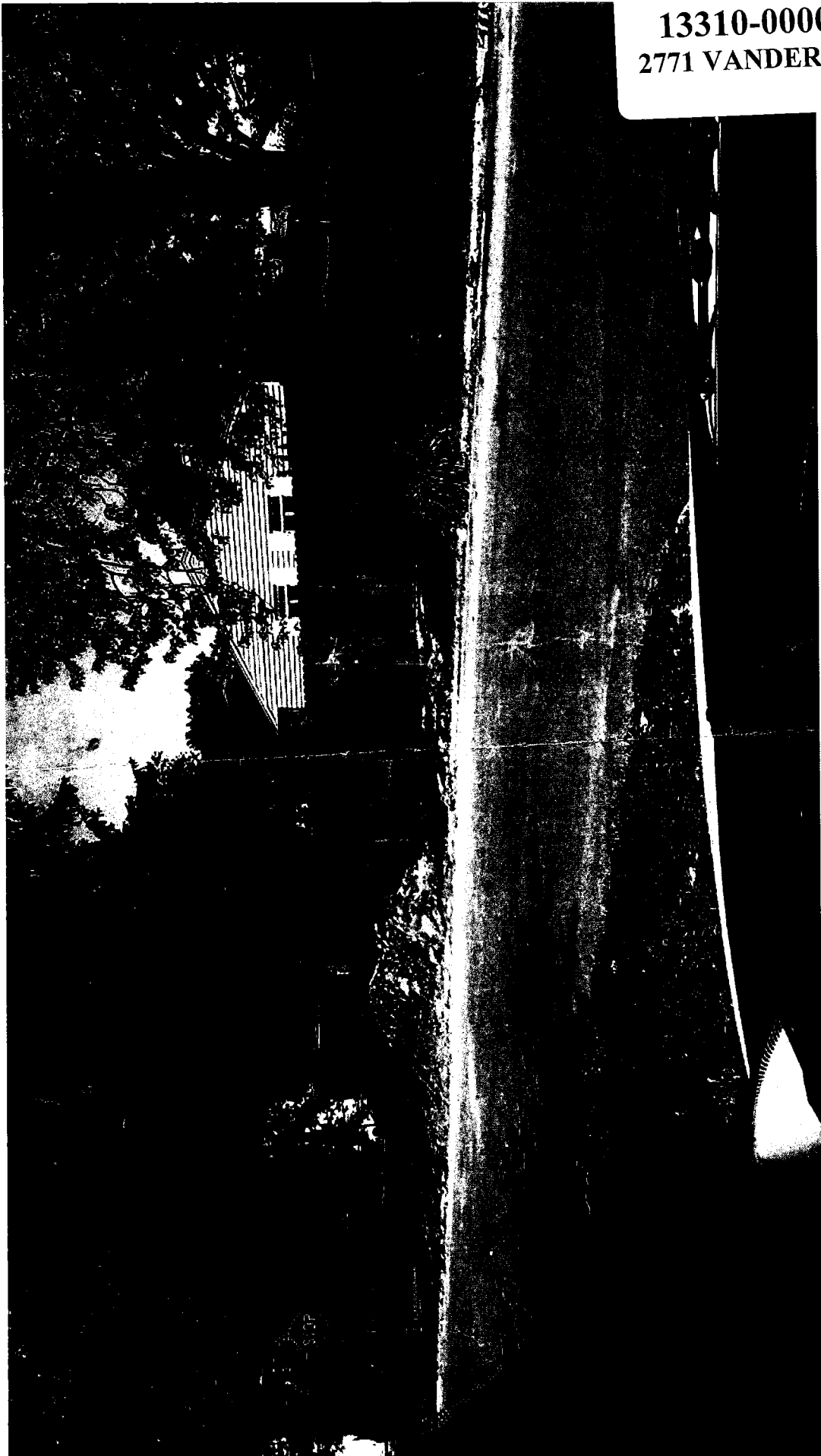
HOME
AUSTIN DYE

← DRIVEWAY →

REGINA AVE.

13310-00000-00597
2771 VANDERBERG AVE.

13310-00000-00597
2771 VANDERBERG AVE.



48
32
—
0

To whom it may concern I, Austin M Nye

Who owns the property at 2776 Regina Ave, Columbus Ohio 43204

Does not have any problems with the privacy fence installed

At 2771 Vandenberg ave Columbus Ohio 43204.

Signature Austin M Nye

Date 8-1-2013

13310-00000-00597
2771 VANDERBERG AVE.



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARILY provided.

13310-00000-00597

APPLICANT 2771 VANDERBERG AVE.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS) LONNIE TANNER
2771 VANDERBERG AVE. COLS OH 43204

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

LONNIE TANNER

2771 VANDERBERG AVE

Laurie Tanner

2771 Vanderberg Ave

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 13th day of August, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Debra S. Sheppard

My Commission Expires:

Dec 13, 2015



DEBRA S. SHEPPARD
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION
EXPIRES
DECEMBER 13, 2015

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